



City of Seattle

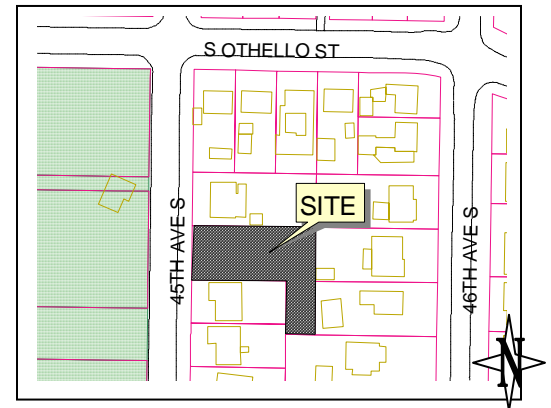
Gregory J. Nickels, Mayor

Department of Planning and Development

Diane M. Sugimura, Director

**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR OF
THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

Application Number: 3003124
Applicant Name: Charles Adams
Address of Proposal: 7320 45th Avenue South



SUMMARY OF PROPOSED ACTION

Land Use Permit to subdivide one parcel into two parcels of land. Proposed parcel sizes are: A) 5,735 sq. ft. and B) 5,000 sq. ft.

The following approval is required:

Short Subdivision - to subdivide one existing parcel into two parcels.
(Chapter 23.24, Seattle Municipal Code).

SEPA DETERMINATION: ☒ Exempt ☐ DNS ☐ MDNS ☐ EIS

☐ DNS with conditions

☐ DNS involving non-exempt grading or demolition or
involving another agency with jurisdiction

BACKGROUND DATA

Site & Proposal Description

The subject site is an irregular shaped lot with a lot area of 10,735 square feet. The site is relatively flat and is zoned Single-Family 5000 (SF 5000). An existing home is located towards the westerly portion of the site and will remain on Proposed Parcel "A". The applicant has indicated the northeast portion of the existing home will be removed to meet future rear yard requirements. 45th Avenue South abuts to the west and is improved with an asphalt surface.

Surrounding Area Description

The surrounding areas are zoned SF 5000 and primarily developed with a variety of single-family structures. Othello Playground is located to the west across 45th Avenue South.

Public Comments

The application was deemed to be complete on January 27, 2006 and notice of application was sent on March 9, 2006. The 14 day public comment period ended on March 22, 2006. No public comments were received through the public notice process.

ANALYSIS – SHORT SUBDIVISION

Pursuant to SMC 23.24.040, the Director shall, after conferring with appropriate officials, use the following criteria to determine whether to grant, condition or deny a short plat:

1. *Conformance to the applicable Land Use Code provisions;*
2. *Adequacy of access for vehicles, utilities and fire protection, as provided in Section 23.53.005;*
3. *Adequacy of drainage, water supply, and sanitary sewage disposal;*
4. *Whether the public use and interests are served by permitting the proposed division of land;*
5. *Conformance to the applicable provisions of SMC Section 25.09.240, short subdivision and subdivisions in environmentally critical areas;*
6. *Is designed to maximize the retention of existing trees.*

Analysis

Based on information provided by the applicant, referral comments as appropriate from DPD, Fire Departments (SFD), and review by the Land Use Planner, the above cited criteria have been met subject to the conditions imposed at the end of this decision. Seattle City Light has reviewed the proposal and requires an easement to ensure the proposed parcels will have electrical facilities and service. The lots to be created by this short subdivision will meet all minimum standards or applicable exceptions as set forth in the Land Use Code, and are consistent with applicable development standards. As conditioned, this short subdivision can be provided with vehicular access (including emergency vehicles) and access to install/maintain utilities. Adequate provisions for drainage control, water supply (Water Availability Certificate #20060312 was issued on February 22, 2006) and sanitary sewage disposal have been provided for each lot and service is assured, subject to standard conditions governing utility extensions. The proposal site is not located in a mapped environmentally critical area nor were any environmentally critical areas observed on site; therefore SMC 25.09.240 is not applicable. No trees will be removed unnecessarily as a result of the proposed configuration of property lines, thus the short plat has been designed to maximize the retention of trees. The public use and interest are served by the proposal since all applicable criteria are met and the proposal creates the potential for additional housing opportunities in the City.

DECISION - SHORT SUBDIVISION

The proposed Short Subdivision is **CONDITIONALLY GRANTED**.

CONDITIONS - SHORT SUBDIVISION

Conditions of Approval Prior to Recording

The owner(s) and/or responsible party(s) shall:

1. Comply with all applicable standard recording requirements and instructions.

Revise the short plat to show the following:

2. Provide an overhead/underground easement for this unit lot subdivision as required by Seattle City Light on the final short subdivision.
3. Make all corrections as outlined in the correction notices from Lindsay King dated April 3, 2006 and May 24, 2006.
4. A fence is located in the 12-foot access and utility easement restricting vehicular access. There are two options to resolve this problem. 1) The fence shall be moved towards the northerly property line to allow at least a minimum of 12 feet of unobstructed vehicular access. 2) Move the access and utility easement towards the existing home to allow at least a minimum of 12 feet of unobstructed vehicular access.
5. If the existing curb cut and driveway are to be used to serve Unit Lot "B", the access easement should be aligned with the existing driveway and curb cut to allow a feasible access point to Unit Lot "B".

Ink the following condition of approval on the face of the plat:

Ink the following to the first sheet of the short plat "**CONDITION(S) OF APPROVAL**", or on a separate page if needed. If the conditions are on a separate page, insert on the first sheet of the short plat the following, "For conditions of approval after recording, see Page ____ of ____."

6. Per the 2003 SFC Section 503.1.1, approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.

Prior to Sale of Proposed Parcel "A" & "B"

7. The northeast portion of the existing home will be removed and the following note shall be added next to the portion of the home to be removed, "To be removed prior to the sale of Parcel "A" & "B".

Prior to Issuance of any Building Permit

8. The owner(s) and/or responsible party(s) shall attach a copy of the recorded short subdivision to all permit application plans for any application for a permit to construct, demolish, or change use.

Non-Appealable Zoning Requirement

Prior to recording, the owner(s) and/or responsible party(s) shall meet all zoning requirements as determined by the zoning reviewer, and revise legals as requested by DPD's addressing reviewer.

Signature: (signature on file)
Mark Taylor, Land Use Planner
Department of Planning and Development

Date: May 29, 2006